

C. Development In Wildfire Hazard Areas:

1. All proposed new subdivisions within the mountain/remote areas designated on the land use plan map or area zoned sensitive land within the Snyderville Basin will be analyzed and rated on its wildfire risk using the fire hazard severity scale developed by the state division of lands and forestry. All of these factors can vary from development to development. The composite score will categorize the hazard level of the proposed development as moderate, high or extreme. Once a proposed subdivision has been classified as to its hazard level, development standards for each level can be used by the county and the Park City fire district for fire protection and wildfire prevention measures. This rating will be submitted to the county with the sketch plan or in conjunction with a specially planned area plan application, as required by the director, or as otherwise required in the processing of development permits for any proposed development. The rating scale is based on five (5) separate factors:

- a. Slope is displayed in percent; calculated by measuring the vertical distance and horizontal distance of a given area; and dividing the vertical by the horizontal.
- b. Aspect is the cardinal direction in which the surface of the ground faces.
- c. Response time of fire agency is measured in minutes it takes the nearest responsible fire agency to respond to a fire in a given area.
- d. Type of vegetation is categorized by fuel types. Rates of spread, resistance to control, and potential to cause structural damage are the criteria for rating severity.
- e. Vegetation density is considered the total combustible vegetation which may be available as a fuel for wildfire.

2. Fuel Breaks/Vegetation Manipulation:

- a. Hazardous fuels in the form of native vegetation will be cleared around structures and around the perimeter of the development to assist in wildfire prevention measures. This fuel break is not intended as a complete vegetation clearing fire break. Fuel breaks must be in place prior to occupancy of the structure.
- b. The definition of a "fuel break" by the state division of lands and forestry is "a change in fuel continuity, type of fuel, or degree of flammability of fuel in a strategically located parcel or strip of land to reduce or hinder the rate of fire spread".
- c. Fuel breaks consist of the following:
 - (1) Annual grasses within thirty feet (30') of structures shall be mowed to four inches (4") or less.
 - (2) Removal of ground litter annually.
 - (3) Over mature, dead and dying trees shall be evaluated as to their potential to ignite and to carry fire and possibly will be

removed.

(4) Fuel breaks may contain individual tree specimens, ornamental plants, or other similar vegetation used as ground cover, provided they will not provide a means of transmitting wildfire from native vegetation to structures.

(5) Fire resistive vegetation will be planted in the fuel breaks to prevent undue soil erosion.

d. In steep terrain, cleared or leveled slopes will be stabilized immediately following construction. Developers and lot owners will construct retaining walls, water bars, check dams, terraces, or other forms of physical means of soil erosion control. As part of the recordation plat, a maintained fuel break easement will be dedicated for the benefit of the area forester and will be shown around the perimeter of the development. Fuel breaks must be maintained by the landowners and shall be a part of the CC&Rs and monitored by the respective homeowners' association and/or area forester. The CC&Rs for the development will include enforcing language for the homeowners' association to budget for and provide fuel break maintenance services around the perimeter of the development boundary.

e. The following chart identifies fuel break clearing limits around structures and development perimeters based on the wildfire hazard rating:

Type	Moderate	High	Extreme
Structures	30 feet	50 feet	100 feet
Development perimeters	None	75 feet	100 feet